

Presbyt. Mission
Reserve

By H. P. M. Birkinbine
dated Jan. 1913

Alaska

MEANDERS - BEACH		
1	S. 5° 59' E	11.44 CHAINS
2	S. 28° 18' W	1.64 "
3	S. 1° 34' W	7.74 "
4	S. 11° 19' E	4.95 "
5	S. 27° 26' E	5.65 "
NO. COURSE		DISTANCE

J.A. SMITH
HOMESTEAD

HENRY ANDES
HOMESTEAD

DENNIS MURPHY
SCRIP CLAIM

J.W. COMBS
UNSURVEYED
HOMESTEAD

U. S.
MILITARY
CLAY
RESERVE

SOL RIPPINSKY
HOMESTEAD

DISPUTE

PRESBYTERIAN MISSION RESERVE

AREA 266.54 ACRES

*Caines
Alaska*

FORT WM H. SEWARD
MILITARY RESERVE

PORTAGE

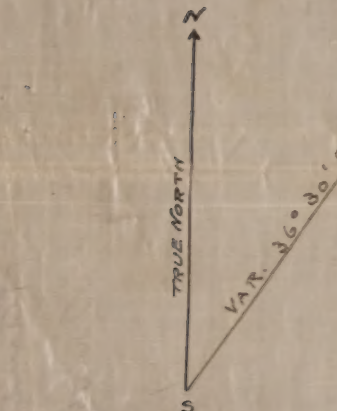
COVE

LIMITS

INCORPORATE

INCORPORATE LIMITS

TRANSF. IN CONFLICT.
MISSION AND WAR DEPT.



VARIATION 28° to 36° EAST
SCALE 600 CHAINS = 1 INCH
OR
ABOUT 400 FT = 1 INCH.
ALL BUILDINGS SKETCHED
DRAWN BY
H.R. McLaughlin
Feb. 1913

J. RATH
HOMESTEAD

GOVT WAGON ROAD
SITE DESIRED BY
ARTIST BROTHER
SANDOOD
CEMETERY
ASSO.
AREA
3.57 ACRES
EAST 357.7 FT ROAD

ANDREW JACKSON
GEO. KENNY
DAVE KLAYTON
FOUNDATION JAS. BROWN
SAM JASON
MEL GIBSON
JIM YOUNG
FOUNDATION JIM KING
GEO. CAICO
TOWN FIRE HOUSE
AND YELL
CHURCH
WELL
BATH HOUSE
MANSE
HOSPITAL
BARN
JACK FARFIELD
MERRITT
TOWN SCHOOL
ROAD TO FORT SEWARD
SANDOOD CEMETERY
5000 FT. 1/4 CHAINS
5000 FT. 1/4 CHAINS

*This is the property needed by
the Housing Commission
for 1000 men, Block 3.
This is included in next
survey as public
265.16 acres*

Gravel road
of
Haines

does not show
our property

Haines Town Survey
1917

does not show
our prop.

duplicate

PUBLIC SC

RESERV

(17)

103853 sq. ft.

280.22 E
315.00

LEGEND

STONE REFERENCE MONUMENTS sunk 1 ft. beneath the surface of the ground, are located at intersection of the center lines of streets where indicated thus ϕ , the point of intersection being indicated by cross x on stone.

BLOCK CORNERS are spruce posts 4"x4"x30".

LOT CORNERS are spruce posts 1 1/2"x1 1/2"x24".

Lots 50'x140' contain 7000 square feet
 Lots 57.50'x140' " 8050 " "
 Lots 57.50'x152.50' " 8769 " "
 Lots 50'x 152.50' " 7625 " "
 Lots 50'x 165' " 8250 " "
 Lots 57.50'x165' " 9488 " "
 Area of irregular lots as marked on the plat.



PLAT OF HAINES TOWNSITE ALASKA

U.S. SURVEY No. 1179

LAT: 59° 14' N., LONG: 135° 26' W.

Scale: 1 inch = 100 ft.

AREA SUBDIVIDED: 70.805 ACRES

Survey commenced Oct. 13, 1917, Survey completed Nov. 17, 1917.

DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE

Washington, D.C., April 1, 1918

I hereby certify that this plat of Haines Townsite, Alaska, U.S. Survey No. 1179 as surveyed under Special Instructions dated Oct. 1, 1917 and Assignment Instructions dated Oct. 12 and Oct. 19, 1917 by F.W. Williamson, U.S. Surveyor and Fred Dahlquist, U.S. Transitman, in accordance with the provisions of the act of March 3, 1891 (26 Stat. 1095) is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved.

[Signature]
Commissioner



R E P O R T
RE
HAINES MISSION PROPERTY

GUNNISON & ROBERTSON
ATTORNEYS-AT-LAW
101-107 Decker Building
Juneau, Alaska

Juneau, Alaska, March 20, 1915.

To

The Board of Home Missions of the
Presbyterian Church in the United
States of America,

156 Fifth Ave.,

New York City, N.Y.

Gentlemen:

You have requested that we furnish you with a report on the condition of the Mission property at Haines and make our recommendations in regard thereto. This report is made after a careful consideration of the whole situation.

PHYSICAL PROPERTY:-

In 19__ the Board obtained a patent from the United States Government for a tract of land embracing 266.54 acres. This trace occupies a distance of approximately 32.27 chains along the line of mesne high tide on the shore of Portage Cove, an estuary of Lynn Canal and extends inland and across the peninsula a distance of 70.51 chains on north side and 80 chains on south side and 42.11 chains on the west, adjoining the U. S. Military reservation known as Fort Wm. H. Seward on the south and for the whole distance. On the north, the main street of the town of Haines, extends along its boundary from the beach a distance of 36.75 chains to the municipal limits and then at 7th Avenue, Haines, according to the official plat, enters the Mission property and meanders through the same to the western boundary crossing the same about $1\frac{1}{2}$ chains from the northwest corner.

The tract is partly cleared, some 9 acres of cleared land has been under cultivation, and the balance, some 11 acres, is wild, excepting about 2 acres occupied by the manse and hospital. The remainder of the tract is covered with timber including spruce and hemlock, brush and stumpland. There are only about

one hundred saw timbers or piles of value remaining in this tract. These should be left for Mission use. The remainder of the timber is of value for firewood only.

TOPOGRAPHY:-

The ground slopes gently back from tide water to the crest of a ridge perhaps 200 feet in altitude at a distance of 1000 feet, and then is undulating and rolling until it again declines toward tide water on the westerly side of the peninsula. The drainage problem is easily solved here. The portion west of the crest is highest at the southwest corner and slopes toward the north drawing to a creek along north Mission line.

AGRICULTURE:-

The cultivated ground has produced potatoes, turnips, rutabagas, cabbage, celery, etc., successfully; wheat, oats, barley, and rye, have also been grown successfully, fully maturing, but in small quantities. The soil requires fertilizing. Clover, timothy and wild grass grow profusely and the season permits of curing these hay crops. Good pasture land can easily be cleared. A tract of twenty acres along the western line, by being brushed, would make an excellent pasture lot. There is good water on the tract at various points. The soil is sand, gravel bar, and peat. All the ground is tillable.

OCCUPANCY:-

As of course, the Board is aware, from its general knowledge of operations there, and from the Birkinbine plat of February 1913, the Mission buildings are situated on the Lynn Canal side on the corner nearest the Town and farthest from the Army Post. These buildings are the Manse nearest the corner, but about 150 feet therefrom; the church is upon the Main Street of the

town, but some 100 feet from the Manse and to the west of it. The small boat house lies between the Manse and the hospital, on the beach just below high tide. Behind the hospital and about 125 feet distant to the west and north is the barn. There are no other structures belonging to the Mission with the exception of a chicken coop 12' by 12', about 25 feet east and north of the barn. There are, however, twenty other structures on that tract, all of which lie along the two roads, i.e., on the road along the water front from town to the post and on the Main street of Haines. These structures belong to three classes, i.e., 1. The municipality of Haines, 2. White men (squaw men and otherwise.) 3. Indians or Alaskan Natives as they are called.

Class 1. The municipality of Haines, about 1910, built a frame school house on the tract about half way between the Post and the town on the upland side of the beach road. This structure is about 50' by 20' and one story in height. It also built and maintains a fire station and a well on the Board's property on the Main Street just opposite Second Street in the Town of Haines. This well is not now in use as the city ^{well} uses Army Post water system.

Class 2. White occupants (a) On the beach road near the school house, but lying between it and the Mission building are two squatters (1) Merritt, who owns a ranch a few miles down Lynn Canal. Merritt has constructed a small barn on the place and uses it as a place to sojourn when in town; (2) Fairfield (a squawman) has built a house where he has lived with his family, an Indian wife and three children, for some time. His structures are larger than those of Merritts and lie nearest to the Mission Buildings and to the town. These two men have been talked with about this matter of executing a lease and recognizing the ownership of the Board of the property. We believe that there

will be no trouble about their executing whatever instrument we ask them. It may require further interviews with them, but on the whole, it is believed that the matter can be adjusted without difficulty.

RE LEASES TO WHITE MEN:-

The only property of value is that held by Fairchild, including a fenced-in lot of probably 125 feet frontage by about 50 feet depth, with improvements consisting of house, frame, story and one-half, 30' x 50' approximately, five or six rooms, painted and in fairly good repair, and a chicken house. Fairchild is a painter by trade and lives on this property the entire year.

(b) On Main Street, next to the town of Haines. 1. The Behrends Store so-called. Mr. Behrends, the Juneau Banker, never owned or claimed this. The property was leased to him by a man who has since left the country. This has been re-leased to the Board.

2. The next is a well belonging to the Board, as we understand, and now made unnecessary by the introduction of the Post water system.

3. Church, already described.

4. Town fire station with well built by municipality.

5. The Tom Lehey Blacksmith Shop. This building is a frame structure about 20' x 30', one story. It is used only occasionally by the brother of the owner. Tom Lehey lives on his fox ranch at Chilcoot Lake.

From this place on, we understand that all of the structures are occupied by Indians who fall in Class No. 3. These white men will not be difficult to deal with, though we do not know Tom Lehey's attitude. It is imagined that an adjustment can be had with Lehey as it will be with the other men. Rev. Mr. Winterberger thinks there will be no difficulty here.

CLASS NO. 3:- This class is composed of Indians or Alaskan Natives who occupy the ground. These Natives all live on the Main Street, There are none on the road between town and the Post. We begin for the purposes of this report, with the house belonging to Shottridge described as No. 6, or the sixth structure from the corner of the tract.

No. 6. Premises occupied by Shottridge. Shottridge is 45 years of age, wife 30, they have no family and are uneducated, civilized, clean. No other occupants. Not members of church. The house is frame, but in poor repair, 12' x 12', one story, two rooms. Shottridge bought out Andrews.

No. 7. George Casco, aged 28, wife aged 30; no family. George Casco was educated at Sitka. Wife uneducated. Above the average in cleanliness, intelligence, etc.; No other occupants. Members and attendants of church. House frame, good repair, 15' x 20', one story, two rooms.

No. 8. "Skookum Jim". Only tents on this property. Plan to build in spring. Jim aged 65; wife aged 65; uneducated. Members of church, healthy.

No. 9. Billie Watson, aged 30, wife aged 30; a Klukwan man who is seldom at Haines. Has expressed desire to build. If conditions of occupancy are fulfilled, i.e., sanitary, etc., they should probably be permitted to build. Uneducated. He has cleared away some of the brush - no other improvements.

No. 10. Gus Klaney, aged 25; wife aged 25, (same description applied as to Billie Wilson) uneducated, industrious, two children. He has cleared and grubbed his lot, but has no house.

No. 11. Joe Hagechan, aged 55; wife aged 55; no children here. Uneducated, clean, industrious, Christian and attend church. House frame, 15' x 20', two rooms. Bought out Thomas Andrews.

No. 12. Jim King, aged 45, wife, age unknown, Klukwan man, and here only part of the time. He has the only lease. No children living with him. Uneducated, civilized, clean; Christian man; attends church. House frame, one room, 12' x 18'.

Then comes an unoccupied space, perhaps fifteen feet.

No. 13. Jim Young and wife, ages unknown. Not here and have not been here for two years. Lives in Juneau. Has one of best houses on tract, but has not occupied it for over two years, house one story, with ell, three rooms. Squawman desires to buy this property.

No. 14. James Watson, aged 32, wife aged 30. Two children. Klukwan man, and in Haines part of the time. Built this summer. Frame house, 14' x 18', two rooms, house in good condition; civilized, cleanly, attend church occasionally.

No. 15. Charlie James, aged 50, wife aged 55. No children. Uneducated, not Christian, but regular church attendant. No other occupant. New house, built fall of 1914; 14' x 18' two rooms; civilized, cleanly. Has few chickens.

No. 16. James Gibson, aged 28, wife aged 50, no children of their own, but adopted child. Graduate of Chemawa, half breed, wife one of the civilized, cleanly, Christian women. House, frame, 12' x 18', one story, He wants to raise chickens.

No. 17. Sam Jackson aged 28; wife aged 32. Have two children. Chemawa graduate, carpenter, wife uneducated; cleanly, church attendants, but gone wrong on use of hall in village; house frame, ell house, 14' x 20' three rooms, good repair.

No. 18. James Brown, aged 35, wife a half breed, aged 30; two children. Progressive Indian, wife educated, cleanly, civilized. Has married in same clan. House largest on ground, frame 14' x 22', story and half, four or five rooms, irregular in church attendance.

No. 19. Dave Klanot, aged 32, wife aged 27. Two children. Occasional church attendant, civilized, cleanly, progressive. House, frame, 12' x 18', two rooms, in good repair. Disgruntled over hall question.

No. 19½ John Barris, aged 45, wife 45; two children, non church goers. House 12' x 18', frame, two rooms, good repair.

No. 20. George Kelly, aged 48, wife 45, five children. Uneducated. Good Christian people. Klukwan Indians. Here only occasionally. House, frame, two story and lean-to, 14' x 18'; poorly lighted, one window, opposite end of Fifth Avenue.

No. 21. Andrew Jackson, aged 40, wife's age unknown. Uneducated, drinking man. House, frame, onw story, in poor condition. Opposite end of Sixth A'enue.

No. 22. Marked on plat as being the property of the Board is what is known as site desired by the Arctic Brotherhood for cemetary. This is indicated as being about 504 feet in length and 350 feet front along the Government road. However, we understand that this was refused, so that the plat, while it shows this, is in reality only indicative of a tentative arrangement and not an actual occupant.

There are two or three graves on this tract. The Arctic Brotherhood organization has no claim here. Arrangements should be made for the removal of these bodies as this should not be used as a public burial ground; as it is well adapted to agriculture. One body, the stepdaughter of Fairfield, was buried there within a year. There is a burying ground on the Mission property just beyond the school house which contains probably fifty graves, with a few elaborate headstones. The municipality has forbidden further burial here. The graveyard is not marked on the Birkinbine plat, and is about 75' x 300'.

THE TOWN OF HAINES:-

Adjoining the Mission property on the North is the town of Haines. No United States patent has been issued for the land upon which the town is situated, but the land has been surveyed by private enterprise into town lots, and blocks, with streets and alleys. The plat indicates as open all streets paralleling the beach. This is only on paper however, as the streets actually open are Second, Fourth and Sixth. The blocks were originally 300 feet square, but they have been enlarged to 325 feet by a corresponding reduction in the width of the streets. The present arrangements give eight lots of forty foot front. This is of interest as it has a bearing on our recommendations.

In 1910, the town of Haines was incorporated as a municipality under the Laws of the Territory. This was for governmental purposes only, and not for purposes of land titles. When the municipal boundaries were determined, the people of the town asked to have them run in such a way as to include most of the Mission property and the property occupied by John Fairfield above mentioned. We assume that this was done in order to include all the people available at the time, as the question of population within the boundaries was a vital one to incorporation. In some respects this inclusion is not objectionable. It gives the Board a right to demand ~~that~~ the municipality police the community and give it police and fire protection, as well as water, light, and sewers when the municipality goes in for these utilities. We cannot see where this inclusion will work to the detriment of the Board so long as the Board continues to use the property for religious^s, educational or charitable purposes, as property used for these purposes, is exempted from taxation. However, it has a bearing upon the use of the tract. If the property or a portion of it is to be surveyed and divided into building lots

and the natives or others are permitted to use them, the leases therefor will have to be nominal and the property used for educational and not commercial purposes, in order to keep within the exemptions.

NATIVE POPULATION OF HAINES:-

The native population of Haines at present numbers about One Hundred and Fifty (150) persons who are representatives of all stages of the development of the Alaskan Native. A large proportion of them live on the water front, in houses or shacks which are far from sanitary. Few reside in communal houses, however, and all are more or less cared for by the Mission. Every effort is being exerted to aid them, but many refuse to accept it, save on occasions when it pleases their fancy. The condition of the Native village on the water front is anything but desirable. The death rate of Haines and Klukwan natives combined is about 10%.

It is believed that many of the natives might be induced to improve their condition by moving to the property of the Board, if a portion of the tract were divided into lots for residential purposes, and leased to them for a nominal sum under certain restrictions.

RECOMMENDATIONS:-

Our recommendations, we submit under four heads, i.e.:

- (1) As to timber.
- (2) As to tract now occupied by natives and whites.

(3) As to leases.

(4) As to persons to act for the Board under power of attorney.

(1) AS TO THE TIMBER:- The tract has been nearly stripped of merchantable timber, only about one hundred trees suitable for piling now remaining. There is some wood, both standing and

down that can be used for fuel. The hospital burns from two hundred to three hundred cords per annum. The natives do not need this fuel and to allow them to go into the Board's property at will and help themselves is, in our opinion not beneficial either to them or to the work. They have tother sources of fuel supply to meet their needs, provided by the Government.

Off L (WE RECOMMEND that the Board retain all timber now on the tract for its own uses, and purposes and that any pilfering be punished.

(2) AS TO PORTIONS OF TRACT NOW OCCUPIED BY NATIVES:-

This is of no particular use to the Board and is not likely to be for a considerable time to come. It is believed that it can be made useful in aiding the natives to find a more normal mode of life. In any event, the natives who are now upon the tract should be required to recognize the ownership of the Board, This is also true as to the town of Haines and the white men who are occupying portions of it for various purposes. Its use for residential purposes will, we think be beneficial. The matter of permitting the use of large tracts for gardening and kindred purposes has been considered, but we believe that the present state of development of the natives of Haines does not warrant any such action. If any natives show an aptitude or a desire for any such occupation there is quite enough ground to permit them to try it without making general arrangements for it.

Survey 4
See map
letter for
J.H.B. as to
Survey
5/ It is thought that by a surey of that portion of the tract that lies along the north side adjoining the Main street of Haines into lots to correspond with the town lots in the Town of Haines, an opportunity will be afforded the natives to have sufficient land for all purposes that are now needed. This should be leased to the present occupants first, if they desire to remain there,

under a written lease, the terms of which we shall discuss later. The rental to be nominal. The houses now on the ground to be required to be moved so that they will conform to the survey.

(3) AS TO FORM OF LEASES (a) WHITE MEN (b) NATIVES:-

agreed
(a) WHITE MEN'S LEASES:- These leases should be at the will of the Board and be in the nature of a ground lease, with a nominal annual rental. The main purpose which the lease should now serve is to obtain from the tenant an acknowledgment of the title in the Board and thus defeat any attempt to obtain a title by adverse possession. The general form of lease ought not to differ materially from that for the native tenants.

(b) NATIVE LEASES:- The lease should describe the ground to be leased. i. e., only so much of it as is necessary for house and domestic uses. It should be executed by the agent for the Board (more about this in our last recommendation) on the one hand, and the native who leases on the other. The consideration should be anywhere from One (\$1.00) Dollar to Five (\$5.00) Dollars per annum, payable in advance. The term should be at the will of the Board, but there should be a clause that would empower the Board to terminate the tenancy and to oust the tenant if the terms of the lease as to occupancy, sanitation, or otherwise are not obeyed. The structure should be substantial frame buildings of not less than two rooms each, to contain not less than one hundred square feet per room; one glass window at ^{least} ~~lwast~~, having at least eight square feet of opening in each room; the ceiling of the rooms to be not less than $7\frac{1}{2}$ feet high. The lease should contain stipulations as to keeping house and premises in reasonable repair and the premises should be kept clean and fenced. The occupant should attend to that. The house must be used for the purposes of a dwelling only and there should be, not to exceed

two adult persons for each room in the house. No outbuildings except the toilet ought to be constructed without the written permission of the Board's agent, which permit would be granted on the recommendation of the Missionary in charge at Haines. The character of these out buildings should be controlled and only substantial structures permitted. A toilet should be built with each dwelling. It should be enclosed having a window or aperature ten inches square open constantly. It should be built over a valut at least two feet deep. This should be kept in a sanitary condition.

The entire premises should be subject to inspection at least once each month or oftener if for any reason the Missionary in charge deems it necessary. The use of intoxicating liquors or beverages on the premises or the use of the premises for immoral or unlawful purposes to be deemed such a breach of the lease as to authorize the Board or its representative to require immediate surrender of the premises. It is our idea that inasmuch as the tenant is to build his own house, he should be permitted to remove it within a reasonable time, say thirty days after any termination of the lease, otherwise it should revert to the Board. If a tenant, shall, without the written consent of the Board or its agent, allow the premises to remain unoccupied for two calendar years, he shall be deemed to have abandoned the premises and the structures to revert to, and become the property of the Board as liquidated damages for the breach of the lease. No premises or any part thereof should be subject without the written consent of the Board or its agent. No consent is to be given without it has the recommendation of the Missionary in charge of the work at Haines. The tenant should be required to pay all water taxes or street or sidewalk assessments that should be made against his particular property. None of the premises should be allowed

to be used for any commercial purposes.

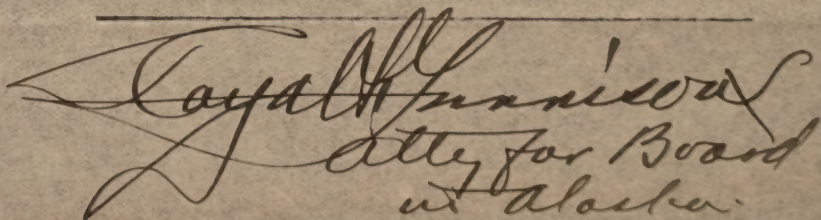
(4) AS TO THE PERSON TO EXECUTE THE LEASES:-

It is believed that the work of the Board would often be facilitated in Alaska, if there were some person or persons here who held a power of attorney from the Board to execute leases, deeds, contracts and other instruments on behalf of the Board. Appro of this suggestion and having in mind the conversation between Mr. Olin and Mr. Gunnison in New York City last October, it is suggested that a power of attorney from the Board to Dr. Condit and Mr. Gunnison, the power to be exercised by either, would be found to be of advantage. One or the other is usually in Juneau or vicinity. A form of power of attorney is attached hereto as a suggestion. It is made to cover all parts of Alaska, in order to obviate delay where it is necessary to have an instrument executed on behalf of the Board.

There are numerous other and kindred subjects and matter upon which a report might be made, but as they are of minor importance and the report is already very lengthy, it is deemed best to omit them. This report is submitted with the observation by Mr. Gunnison that the delay in its submission is due to him and not to Doctor Conditt.

It is hoped that though very considerably delayed, the report may be found of use.

Respectfully,


Cayah H. Gunnison
Atty for Board
in Alaska

